

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: EGGERT REZONE

AGENDA ACTION: ORDINANCE INTRODUCTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department and the Planning Commission that the Council introduce an ordinance to rezone a property located at 1434 Peterson Lane (Assessor's Parcel No. 036-730-023) from the R-1-9 – Single-Family Zoning District to the R-1-6 Single-Family Residential Zoning District.

EXECUTIVE SUMMARY

The applicant, Justin Eggert, proposes to rezone a residential property, located at 1434 Peterson Lane (APN 036-730-023 and owned by Justin Eggert and He Weiping), from the R-1-9 – Single-Family Residential Zoning District to the R-1-6 – Single-Family Residential Zoning District. The R-1-6 Zoning District is consistent with the subject parcel's General Plan designation of Low Residential and would allow minimum lot sizes of 6,000-square-feet for interior lots. The existing R-1-9 zoning designation permits minimum lot sizes of 9,000-square-feet for interior lots. The proposed zone change would allow the applicant to subdivide the 12,858-square-foot property and construct a single-family residence on each lot. The subject site is currently developed with an accessory structure.

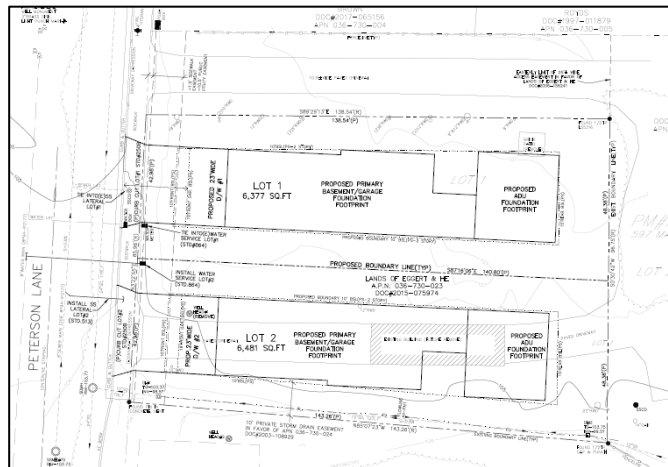


Figure 1: Proposed Parcel Map Waiver.

BACKGROUND

1. Project Description

The area proposed for rezoning is within an area designated by the General Plan Land Use Diagram as Low Residential. The subject parcel is currently zoned R-1-9, which permits minimum lot sizes of 9,000-square-foot lots. The proposed rezoning to R-1-6 will maintain conformity with the current General Plan designation of Low Residential and allow the applicant to subdivide the 12,858-square-foot lot into two parcels and construct a single-family residence on each lot.

2. Surrounding Land Uses

North: Single-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Small-Lot Single-Family Residential

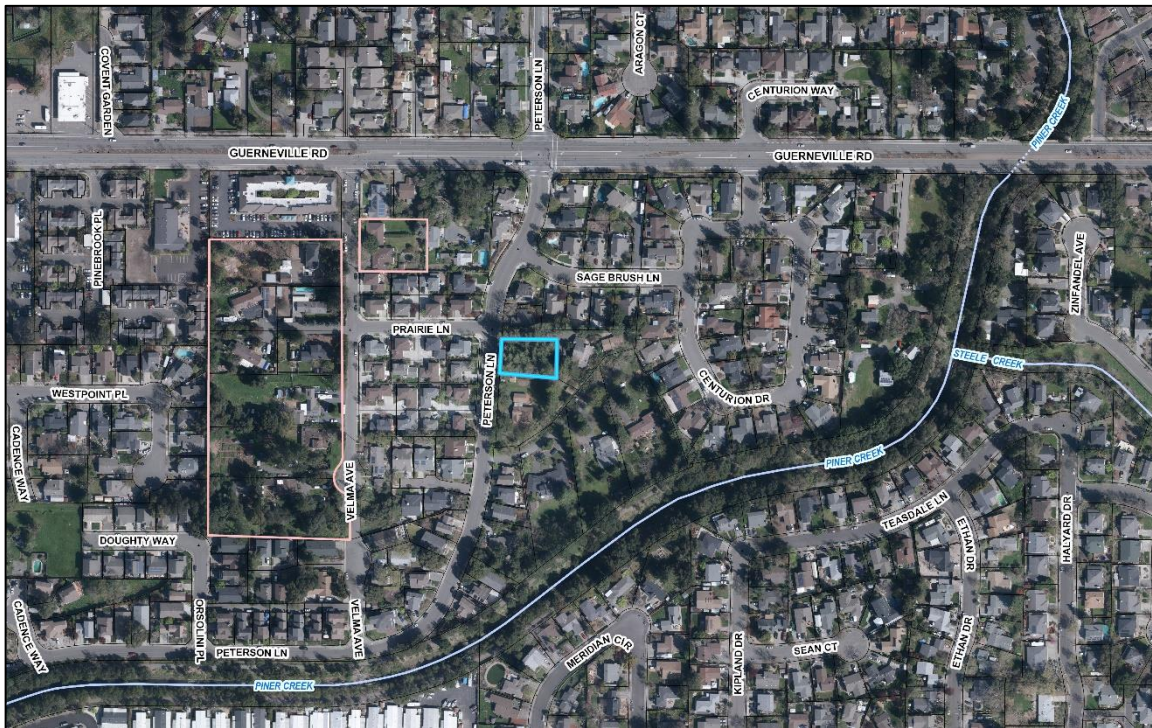


Figure 2: Neighborhood Context

3. Existing Land Use – Project Site

The property is currently developed with an accessory structure.

4. Project History

On June 3, 2020, a virtual neighborhood meeting was held. Several neighbors attended and a neighbor voiced concern with any two-story development on the subject site.

On April 8, 2021, the applicant submitted an application for a rezoning of the subject property from the R-1-9 to the R-1-6 Zoning District.

On July 22, 2021, the Planning Commission reviewed and recommended, by resolution, that the City Council adopt an ordinance to rezone the subject property.

ANALYSIS

1. General Plan

The subject property has a General Plan land use designation of Low Residential, which permits a residential density of 2 to 8 dwelling units per acre. The rezoning will lower the minimum lot size for interior lots from 9,000-square-feet to 6,000-square-feet, which would allow the applicant to subdivide the lot into two parcels, resulting in a density of 6.9 dwelling units per acre.

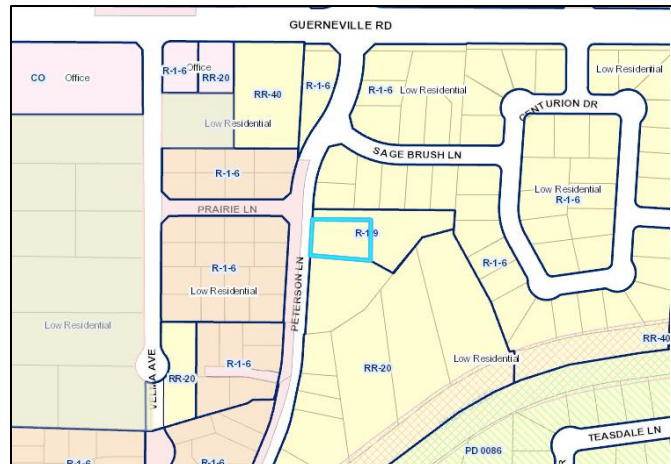


Figure 3: General Plan and Zoning Designations

The proposed rezoning will continue to allow appropriate uses, as shown in [Table 2-2](#) in the attached copy of Zoning Code [Chapter 20-22—Residential Zoning Districts](#), to move through the entitlement process. The following General Plan Goals and Policies apply directly to this project:

Land Use & Livability

LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.

LUL-F-1 Do not allow development at less than the minimum density prescribed by each residential land use classification.

Zoning

The subject parcel is currently zoned R-1-9, which permits single-family residential development, but limits the minimum lot size for interior lots to 9,000-square feet. The applicant requests to rezone the subject property to R-1-6, which will continue to permit single-family residential development, but would allow minimum lot sizes of 6,000-square-feet. This would allow the applicant to subdivide the 12,858-square-foot lot into two lots and the development of a single-family residence on each lot. The R-1-6 Zoning District will remain consistent with the General Plan designation of Low Density Residential.



Figure 4: Aerial of the subject lot and surrounding properties.

Zoning for surrounding properties:

- North: R-1-9 – Single-Family Residential
- South: RR-20 – Rural Residential
- East: R-1-9 – Single-Family Residential
- West: R-1-6 – Small-Lot Single-Family Residential

The subject property is surrounded to the north and east by a key-lot, which is zoned R-1-9 and developed with a single-family residence. There is a residential neighborhood just north of the key-lot that is zoned R-1-6. There is also a small-lot single-family subdivision on the opposite side of Peterson Lane.

2. Neighborhood Comments

No public comments have been received as of the date this report was drafted.

PRIOR CITY COUNCIL REVIEW

Not applicable.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The Project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, because it is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified by Council in 2009, any rezoning action consistent with the general plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site.

No further environmental review is necessary for the Project as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On July 22, 2021, the Planning Commission, by resolution, recommended that Council adopt an ordinance to rezone a property located at 1434 Peterson Lane (Assessor's Parcel No. 036-730-023) from the R-1-9 – Single-Family Zoning District to the R-1-6 Single-Family Zoning District.

NOTIFICATION

Pursuant to Zoning Code Chapter 20-66, all required public noticing was done, including the installation of two public hearing signs at the Project site, a mailed Notice of Public Hearing to property owners within 600 feet of the Project site, and a Notice of Public Hearing published in the Press Democrat.

ATTACHMENTS

- Attachment 1 – Disclosure Form
- Attachment 2 – Location Map
- Attachment 3 – General Plan and Zoning Exhibit
- Attachment 4 – Zoning Exhibit
- Attachment 5 – Site Analysis Map
- Attachment 6 – Neighborhood Context Map
- Attachment 7 – Vicinity Map
- Attachment 8 - Parcel Map Waiver Exhibit
- Attachment 9 - Zoning Code Ch. 20-22 (Residential Districts, including Table 2-2)
- Attachment 10 – Public Correspondence
- Attachment 11 – Planning Commission Resolution No. XXXX, dated July 22, 2021
- Ordinance – Rezone to R-1-6 – Single-Family Residential Zoning District

EGGERT REZONE
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CONTACT

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